



BID AWARD PANEL CONTRACT AWARD

Award of Doc4892361105 to Joe Pace & Sons Contracting Inc. for Irving Chapley Community Centre State of Good Repair for Parks and Recreation

Date: August 14, 2025
To: Bid Award Panel
From: Chief Procurement Officer
Ward: 6 – York Centre

RECOMMENDATIONS

The Chief Procurement Officer recommends that the Bid Award Panel grant authority to award the following contract:

Solicitation Number:

Request for Tender Doc4892361105, Contract Number 22-PFR-024

Description:

For the supply and delivery of all labour, materials, equipment, and supervision required to complete the proposed State of Good Repair work at Irving W. Chapley Community Centre at 205 Wilmington Avenue, Toronto for Parks and Recreation.

Recommended Supplier:

Joe Pace & Sons Contracting Inc.

Contract Award Value:

\$4,832,100 net of all applicable taxes and charges.

\$5,460,273 including all applicable taxes and charges.

\$4,917,145 net of HST Recoveries

The contract is expected to start on the date of award and end by December 31, 2028. This includes a two (2) year warranty period.

FINANCIAL IMPACT

The total contract award identified in this report is \$4,832,100 net of all applicable taxes and charges, \$5,460,273 including all applicable taxes and charges. The cost to the City is \$4,917,145 net of HST recoveries.

The engineering estimate for this project is \$4,372,500 excluding all applicable taxes and charges.

Funding for this project is included in the 2025 Capital Budget and 2026-2034 Capital Plan for Parks and Recreation as summarized in Table 1 below.

Table 1: Financial Impact Summary of Recommended Contract

WBS Element: CPR123-49-01 Description: CAMP (SOGR) Arenas	Total (Net of HST Recoveries)
Date of Award to December 31, 2025	\$600,000
January 1, 2026, to December 31, 2026	\$4,000,000
Warranty Period January 1, 2027, to December 31, 2027	\$200,000
Warranty Period January 1, 2028, to December 31, 2028	\$117,144
Total (Net of HST Recoveries)	\$4,917,144

The Chief Financial Officer and Treasurer has reviewed this report and agrees with information included in the Financial Impact section.

SOLICITATION SUMMARY

Solicitation Issued: March 4, 2025
Number of Addenda Issued: Five (5)
Number of Bids: Two (2)

Solicitation Closed: April 11, 2025

Table 2: Summary of Bids Received including Base Bid Price

Supplier Name	Base Bid Price (excluding H.S.T.)
Joe Pace & Sons Contracting Inc.	\$4,082,100.00*
Frank Pellegrino General Contracting Limited	\$4,094,800.00

* Pursuant to the Request for Tender document the contract award value listed above includes cash allowance but does not include contingency.

DIVISION CONTACTS

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Mario Pecchia, Program Manager, Capital Projects Design and Delivery, Parks and Recreation, 416-395-7916, Mario.Pecchia@toronto.ca

COMMENTS

For the recommended contract award, the following requirements have been met:

a. the firm recommended for award is the Supplier with the lowest bid meeting specifications or the highest scoring Supplier based on the evaluation criteria included in the Solicitation and meeting the requirements of the Solicitation;

- b. the appropriate Division has reviewed submissions and found the price to be reasonable, within available budget and concurs with the recommendation;
- c. the total contract value is less than \$20 million dollars (excluding applicable taxes) and the contract term is:
 - 1. for a contract funded by the operating budget, 5 years or less including any option years; or
 - 2. for a contract funded by the capital budget, within the projected term of the capital funding for the project as set out in the capital budget

being within the authority of the Bid Award Panel;

d. the Solicitation document was advertised on the City's internet website and bids or proposals were submitted electronically in Ariba; and

e. the Fair Wage Office confirms the recommended firm understands the Fair Wage Policy and Labour Trades requirements and has agreed to comply fully.

Additional details and information for the above Solicitations are on the file in the Purchasing and Materials Management Division.

SIGNATURE

Geneviève Sharkey
Chief Procurement Officer